



## PLANNING AND ZONING COMMISSION COMMUNICATION

October 6, 2015

**SUBJECT:** Consider a Request for a Site Plan

**SUBMITTED BY:** Stephen Cook, AICP – Senior Planner

**REFERENCE NO:** 15-08-SP

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### **ACTION REQUESTED:**

Approve a request for a Site Plan for Age Restricted Senior Housing Multi-family proposed to be located on 5.00 acres of the A.J. Huitt Survey, Abstract No. 709, Block 1, Lots A2 and A3, and a portion of Lot A1, Oak Crest Estates Addition located in the 500 Block of E. Euless Boulevard.

### **ALTERNATIVES:**

- Recommend approval of the request – *simple majority*.
- Recommend approval of the request with modifications – *simple majority*.
- Recommend denial of the request – *simple majority*.

### **SUMMARY OF SUBJECT:**

**Applicant:** Jervon Harris, representing Gardner Capital.

**Location / Zoning:** 5.00 Acres located at the southwest corner of E. Euless Boulevard and Dickey Drive. Once platted, this property will be described as Gala at Oak Crest Addition, Block A, Lot 1. The property is zoned Planned Development (PD).

**Project Description:** The Gala at Oak Crest Estates Planned Development zoning ordinance was approved for this location by the City Council on June 23<sup>rd</sup>, 2015. This case specifies the development of the age-restricted senior housing project. The development will consist of five (5) separate buildings. The primary structure will be a four story – multi-family building. It will be constructed with its front door toward Dickey Drive, with a porte cochère to cover the front entryway. In addition to the primary building, three (3) cottage residences will be constructed along the southern boundary of the property. These will be setback at least twenty (20') feet from the rear property line as per the PD ordinance. The cottages will be single story structures containing 4 units.

**Access** – The primary access to the development will be from Dickey Drive on the east side of

the development. Located past the guest parking on the east side, the access drive will be gated and will provide private ingress/egress for the residents. An access drive from S.H. 10 / E. Euless Boulevard will provide secondary emergency access to the development.

*Parking* – The site contains 126 parking spaces. As an age-restricted multi-family development, most residents will not own vehicles and will instead be dependent on the van service provided as a service to the residents. The number of parking spaces provided exceeds the minimum amount required by the Planned Development zoning district.

*Landscaping* – Landscaping will be placed primarily in the street yard, along the foundations of the cottage buildings, and in areas surrounding the courtyard of the primary building and the pool. Amenities within the courtyard will include the pool, a gazebo and a community garden. Trees will be planted along the western boundary of the property, which will provide a buffer between the senior housing project and the future single-family development.

*Exterior* – The buildings will be constructed with a combination of stone, brick, and stucco, consistent with masonry development standards of the City of Euless. The design of the building will contain architectural accents that include: gabling, inset balconies, and non-accessible Juliette balconies. Windows which do not sit within the plane of the primary walls will be incorporated to help break up the massing of the buildings.

The Development Services Group has certified that the site plan is in accordance with the requirements of the Glade Parks Planned Development Ordinance.

**SUPPORTING DOCUMENTS:**

- Application
- Site Plan
- Landscape Plan
- Elevations
- Map 1, Map 2, and Map 3

**APPROVED BY:**

**Mike Collins**  
**Stephen Cook**

Director of Planning and Economic Development  
Senior Planner